



1 Boarbank Farm, Allithwaite  
£250,000





## 1 Boarbank Farm

Allithwaite, Grange-Over-Sands

A delightful well-proportioned ground floor apartment situated in a tranquil setting on the cusp of the Lake District National Park boundary. It is conveniently placed for both Cartmel village and Grange-over-Sands. Cartmel village is approximately 1.5 miles away and offers the historic Priory Church, pubs, renowned L'Enclume restaurant and Racecourse. Grange-over-Sands is approximately 2.5 miles away and provides a post office, library and a wide variety of individual shops, together with Railway Stations at Kents Bank and Grange.

The beautifully presented accommodation, which has many character features, briefly comprises a sitting room, kitchen, dining room, two double bedrooms and a family bathroom. The property benefits from gas central heating.

Outside there is a gated patio garden together with off road parking.

Council Tax band: TBD

Tenure: Freehold



## GROUND FLOOR

### SITTING ROOM

16' 8" x 14' 8" (5.08m x 4.46m)

Both max. Three double glazed windows with fitted blinds, two radiators, wood flooring.

### KITCHEN

12' 9" x 9' 8" (3.88m x 2.94m)

Both max. Single glazed window, good range of base and wall units, sink, integrated oven, hob, extractor/filter over, space for fridge freezer, space for dishwasher, plumbing for washer dryer, tiled splashback, wood flooring.

### DINING ROOM

17' 11" x 9' 5" (5.46m x 2.87m)

Both max. Double glazed door, double glazed sliding door, radiator, stone features, recessed spotlights, wood flooring.

### HALLWAY

13' 7" x 10' 0" (4.15m x 3.05m)

Both max. Single glazed door, fitted cupboard, wood flooring.

### BEDROOM

14' 5" x 9' 2" (4.39m x 2.79m)

Both max. Two single glazed windows, radiator, wood flooring.

### BEDROOM

10' 11" x 10' 5" (3.34m x 3.18m)

Both max. Two double glazed windows, radiator, wood flooring.

### BATHROOM

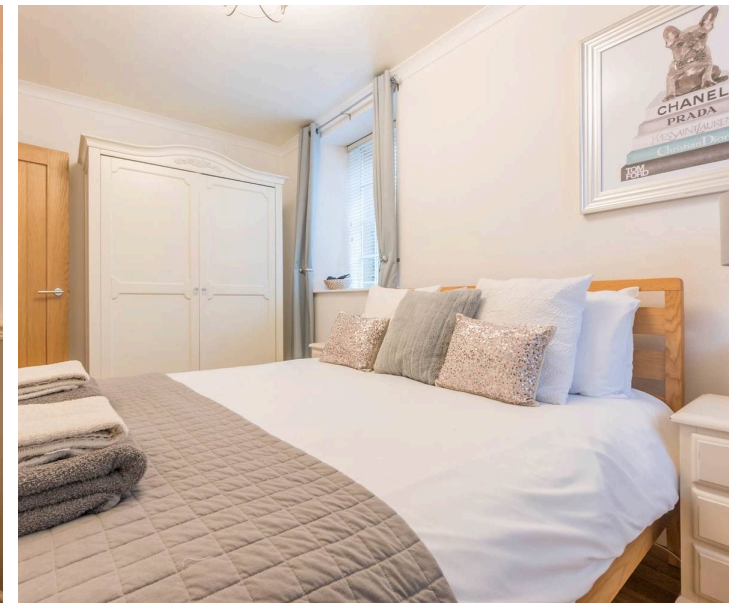
8' 4" x 5' 2" (2.55m x 1.57m)

Both max. Radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, extractor fan, tiled flooring.

### EPC RATING C

### SERVICES

Mains electric, mains gas, mains water, mains drainage.









## FRONT GARDEN

Patio garden to the front of the property.

Off street

1 Parking Space

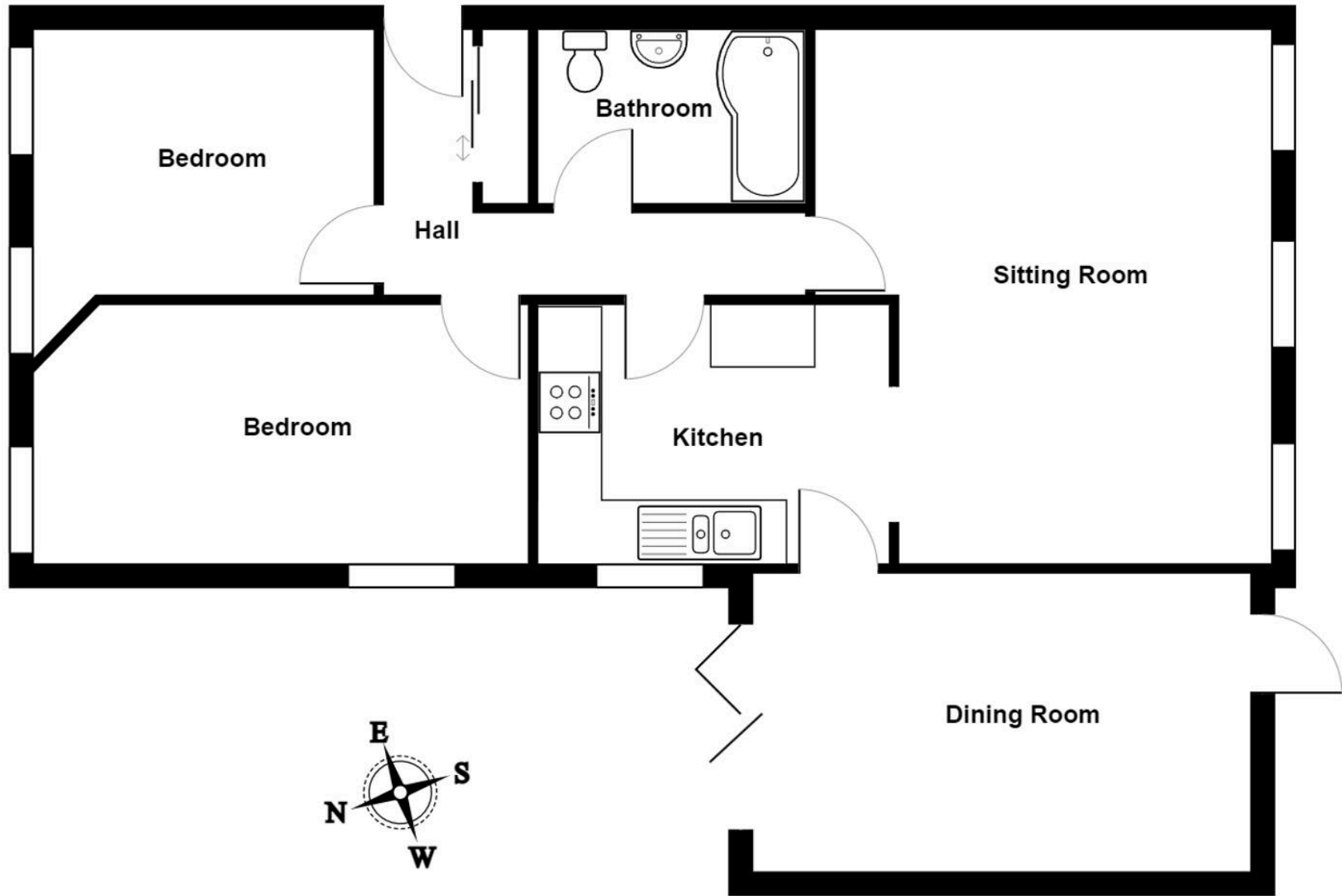
Driveway parking.

## IDENTIFICATION CHECKS

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**Ground Floor**

1 Boarbank Farm, Allithwaite

Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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